

District III Advisory Board Minutes
October 1, 2008
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The District III Advisory Board meeting was held at 7 p.m. at the Wichita Water Center at 101 E Pawnee. Nine District Advisory Board members were in attendance; 13 City staff and 13 members of the public were present.

Members Present

Teresa Cook
Judy Dillard
Charlotte Foster
Jim Gulick
Paula Hearn
John Kemp
Dustin Richey (arrived late)
Billie Tucker
Bill Ward
Council Member Jim Skelton

Staff Present

Donna Goltry, Planning
Brad Snapp, Housing & Community Services
Lt. Scott Heimerman, Patrol South
Off. Dwain Diehl, Patrol South
Off. Maria Anderson, Patrol East
Off. Ann Mackey, Patrol East
Off. Barry Gomes, Patrol South
Division Chief Mike Menges, WFD
Four Firefighters from WFD
Janet Johnson, Neighborhood Services

Members Absent

Joann Hartig
DeWayne Kitchen

Guests

Listed on the last page

ORDER OF BUSINESS

At 7 p.m. **Council Member Jim Skelton** called the meeting to order. The meeting minutes from Sept. 3, 2008, were approved **8-0**.

Council Member Skelton acknowledged the death of former City Council Member Phil Lambke and said that he would miss Phil; that he was a mentor and a friend. Those at the meeting observed a moment of silence in honor of Mr. Lambke.

PUBLIC AGENDA

Scheduled items

Recognitions for Stearman Park basketball court

Council Member Skelton recognized Ron Cornejo and Dave Wells for their contribution toward the new basketball court at Stearman Park.

Recommended action: Receive and file.

Non-Scheduled items

No items

STAFF REPORTS

Community Police Report

Officer Dwain Diehl, 24 Beat Patrol South, said around 100 people turned out for the meeting about the proposed drinking establishment/restaurant at 521 E. Harry. He said following the meeting, the manager decided not to open the club due to the bad publicity it received. However, the person who owned the 521 E. Harry building also owns 1825 S. Broadway and may be opening a drinking establishment/restaurant at that location. **Officer Diehl** also announced the activities slated for Oct. 11 that include a neighborhood cleanup, Firefighter Museum parade and the Fall Festival in Lincoln Park. **Teresa Cook** inquired about the incident that occurred at Gardner Elementary today.

Lt. Scott Heimerman, Patrol South CP Supervisor, reported that during the early afternoon today a woman and her four-year-old daughter were killed by a speeding motorist and alcohol is believed to have been a factor. **Lt. Heimerman** said there was a passenger in the vehicle that was ejected. He said tomorrow the driver will most likely be booked into jail on two counts of felony murder.

Officer Barry Gomes, 28 Beat Patrol South, announced there has been a vast increase in the number of burglaries in his beat, primarily from Pawnee to 31st and Hydraulic to Seneca. He said around 7 or 8 a.m. the suspect starts shaking door handles to find unlocked structures and then he burglarizes them. Auto larcenies are also up, mainly around apartment complexes. He said people continue to leave purses, MP3 players and other valuable items in plain view, and about 50 percent of the vehicles are unlocked.

Officer Ann Mackey, 32 Beat Patrol East, said the Westar facility on her beat has been hit hard with graffiti and they conducted a special assignment last weekend to try and catch the offenders, but the only thing they saw was an opossum. Patrol East will be hosting a Halloween party on Oct. 24 from 6 to 9 p.m. at Cypress Park, north of the substation. She reported that on 33 Beat, the club at 2600 S. Oliver is applying for its licenses and three Planeview residents have been arrested for burglary. **Billie Tucker** asked about the status of the new CP Office at Office This. **Officer Mackey** said they should be moving in about a month.

Wichita Fire Department Report

Division Chief Mike Menges reported there were four significant fire calls in South Wichita recently: 3100 S. Davidson, two people were trapped, but have recovered; 2600 S. Hydraulic someone was cleaning with Coleman fuel and decided to light a cigarette; 1600 Grove a dryer caught on fire and; 5100 Boston was an attempted arson and a suspect has been arrested for that incident. Next week is fire prevention week and staff will be targeting kids with educational material, promoting the File of Life program, and providing information on how to prevent arson. On Oct. 12, there will be a tribute to Fallen Firefighters at 1:30 p.m. at the Firefighters Museum.

Charlotte Foster told **Chief Menges** that citizens cherish every firefighter and police officer.

Action: Receive and file.

NEW BUSINESS

CON2008-00042 3363 S. Southeast Blvd

Donna Goltry, Metropolitan Area Planning, presented a request for a conditional use amendment to CU-425 for construction and demolition landfill, as amended by CON2005-00001, to add approximately four acres to the south end as Phase III, five additional acreage in Phase II, and amend Condition D to eliminate the restriction to licensed waste collection vehicles and make it available to the general public during the hours of 7 a.m. to 6 p.m. Monday through Saturday.

Goltry went over the three changes that were being requested: in section D they asked that the landfill be open to the general public, not just licensed operators; section H had a minor word change “as amended” and section L noted a change in the sign to be posted on site.

Ben Scortino pointed on this is the only C&D landfill that has been open to only licensed haulers.

Jim Gulick said he didn’t like the wording under Section L because it’s confusing. It says “not a public facility” yet the change is asking to allow the public in. **Goltry** said she would check with the City’s Law Department about how that could be changed. **Ron Cornejo** said they were open to changing the language on the sign.

Charlotte Foster had a question about the amount of money being paid to the City by Cornejo as cited in the staff report. **Goltry** pointed out that was one of the conditions from back in 1997 and has nothing to do with what was being requested today. She said the staff report is not Cornejo’s lease – that’s a different document.

John Kemp said the K-15 Neighborhood Association met last Monday evening and discussed this item. He said the association is agreeable to the change as long as the closing date stays the same (Dec. 31, 2010)

Elena Ingle, 3608 Meadow Lane, expressed concerns about the public utilizing the facility and how the loads will be checked. **Cornejo** said they are already letting the public in and the City has looked the other way because they don’t want the stuff dumped illegally in the city. He said they check the loads carefully at the C&D and every week they end up taking a couple of trailer loads to the transfer station because it’s not C&D material.

John Kemp commented that Ron “shoots square” and “is a blessing to the community – to a point.”

Motion was made by Kemp (Gulick) to adopt the motion for the conditional use amendment as recommended by staff.

Action: Motion passed 8-0.

ZON2008-00048 3144 S. Southeast Blvd.

Donna Goltry, Metropolitan Area Planning, presented a request for a zone change from LC Limited Commercial to GC General Commercial with a PO Protective Overlay, generally located on the northeast corner of K-15 and 31st St. South.

Goltry pointed out the property is located across the street from Cornejo's rock crusher, which impacts what kinds of businesses are interested in going in there. She said the zoning change would open it up to manufacturing, automotive repair, etc.

John Kemp said the K-15 Association discussed this request and they supported it because they would prefer to see them do something with the property rather than have it remain vacant. He asked **Mr. Wayman** if he had any idea what types of businesses might go in there?

Wayne Wayman, 548 E. Main, Mulvane, KS, said he doesn't have any one lined up right now, but in the past he has been approached by small manufacturing companies, automotive dealers and repair, etc. He said it has been very difficult to find tenants without the GC zoning. **Mr. Wayman** commented on how pleasant the process had been and how helpful he had found City staff to be.

Kemp (Gulick) made a motion to approve the zone change based on the Staff recommendation and protective overlay.

Action: Motion passed 8-0.

Because the applicant for Item #7 was not yet present, the DAB opted to hear item #8 first.

Wichita five-year Consolidated Plan

Brad Snapp, Housing and Community Services, presented information on the consolidated plan preliminary process of assessing priority needs. **Snapp** explained Wichita is recognized as an "entitlement" city by the U.S. Department of Housing and Urban Development (HUD). This is based on a federal formula which looks at total population, the number of persons below the poverty level, the number of overcrowded housing units, the age of housing and the population growth lag.

As a result of our "entitlement" status, we receive annual allocations for the following programs based on the formula results and available funds: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); American Dream Down payment Initiative (ADDI); and Emergency Shelter Grant Program (ESG). The amount of the allocations is determined by the budget adopted by Congress in any given year.

In order to be eligible to receive CDBG, HOME, ADDI and ESG as an "entitlement" city, the City must have a five year Consolidated Plan. The current 2004-2008 Consolidated Plan will expire on June 30, 2009, and in order to continue to receive these funds, a new Plan must be approved by HUD and in place by then. The purpose of the plan is to establish the community's goals and provide a framework for evaluating funding requests. One of the required components of the plan is the establishment of community priority needs. In order to establish the priority needs, the City must seek input from a variety of stakeholders. Focus should be on areas of need which are eligible for federal funding. Because federal funds are being reduced every year, it is critical that the community priority needs be established, in order to provide guidance in funding decisions.

Bill Ward wanted to know how the sub prime crises would impact the HOME funding. **Snapp** said HOME funding has never been associated with sub prime lending.

(Dustin Richey arrived at the meeting)

Snapp asked the Board members to please fill out the Priority Needs Survey. He said those are due to the housing office by Nov. 30, 2008.

Action: Provide comment.

CON2008-00043 4110 S. Hydraulic

Donna Goltry, Metropolitan Area Planning, presented a request for a Conditional Use for a 120-foot wireless communication tower in SF-5 Single-family Residential zoning, generally located south of MacArthur and east of Hydraulic.

Greg Ferris said T-Mobile is seeking cell coverage in this areas and the closest tower is a mile to the southwest. With this request, they are trying to fill a void.

Jim Gulick asked if there aren't any strobe lights attached to the tower, what they use. **Ferris** explained that at 120' the FFA rarely gets involved unless the tower is in a flight path. In that case, he said they will usually request the tower be lowered rather than be lit.

Judy Dillard said there isn't that much air traffic in that area.

Dillard (Kemp) made a motion to accept the conditional use permit subject to staff recommendations.

Motion passed 9-0.

BOARD AGENDA

Updates, Issues and Reports

Judy Dillard reported the South Area Neighborhood Association will host a candidate forum on Oct. 6 at 7 p.m. at 1040 E. 47th St. They have invited 24 candidates (no judges) and everyone is welcome to attend.

John Kemp said K-15 will have a clean up on Nov. 8. He also reported that he and Judy Dillard attended the PROS meeting.

Council Member Skelton announced he will host a meeting at 7 p.m. on Oct. 23 for Neighborhood Association Board members and DAB members. He said he wants lists of all the broken curbs and potholes in neighborhoods and he also would like for them to think about smaller CIPs that are needed in District 3.

Larry Manny, 1116 Alturas, thanked the City for all its work on Pawnee. He also inquired about the status of the light at Hydraulic and I-135. **Council Member Skelton** said he would follow up on that.

Elena Ingle, 3608 Meadow Lane, reported the problem house on Funston has been demolished.

Action: Receive and file.

Meeting was adjourned.

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., Nov. 5, 2008, at the Water Center at 101 E. Pawnee.

Respectfully submitted,

Janet Johnson, Neighborhood Assistant – District III

Guests

Larry Manny	1116 Alturas
Kathy Manny	1116 Alturas
Carole Campbell	2821 S. Mosley
Paul Davis	6417 S. Madison
Bill Barnes	2707 S. Hillside
Goldie Barnes	2707 S. Hillside
Elena Ingle	3608 Meadow Lane
Donna Thorton	2714 Southfork
Ron Cornejo	2060 E. Tulsa
Chuck Hill	2060 E. Tulsa
Ben Scortino,	14310 Lakeview
Wayne Wayman	548 E. Main, Mulvane
Greg Ferris	